Box 60

WARRANTY DEED

File No: 00289969

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne E. Hilton, Sr. et ux	OWNER	Map 104-14-H
[NAME]	[NAME]	
34 Old Club Court		Parcel 80
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Walter David Conrad and wife, Karen Scott Conrad

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne E. Hilton, Sr. and wife, Patricia Hilton

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater.
COUNTY OF Davidson } for this transfer is $ 221,625.00

Subscribed and sworn to before me, this the 23rd day of December, 1998.

My Commission Expires: 1-26-02
[Affix Seal]

Affiant

Notary Public

unimproved ( )
This is improved (X) property known as 34 Old Club Court, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 23RD day of DECEMBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter David Conrad

Karen Scott Conrad,

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me Marion M. Booker, a Notary Public in and for said County and State Walter David Conrad and wife, Karen Scott Conrad

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they COUNTY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1998.

Marion M. Booker Notary Public

Commission expires 1-26-02

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____, as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

05326673

IDENTIF. & REFERENCE

99 JAN -5 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

8437 01/05 0101 03CHECK 835.01

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, pages 870-872, as amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter David Conrad and wife, Karen Scott Conrad, by deed from Clement-Bartosh Interests, L.L.C., A Tennessee Limited Liability Company, of record in Book 9836, page 729, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
221625.00
CON TX 820.01
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 835.01
CHECK 835.01
01/05/99 01 08:19 0001 8437

053267 3
IDENTIF. ↑ REFERENCE

99 JAN -5 AM 8:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407830